

**Zoning Docket CZ-2015-09  
Meeting Summary**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-09	Thomas Ryan 2304 Standing Springs Road 0583010101804 0.5 acres C-1 to C-3	28	Denial	Denial	Denial 3-16-15	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 23, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p style="padding-left: 20px;">a) Purchased the property for investment.</p> <p style="padding-left: 20px;">b) C-3 would provide greater opportunities for rental.</p> <p><u>Speakers Against</u></p> <p>1) The property is not on a major thoroughfare to handle excess traffic</p> <p>2) Rezoning could potentially cause disruptions to the surrounding residential properties, i.e. Traffic, and late night business hours can generate noise.</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> One</p>
Staff Report	<p>The subject parcel is a 0.5 acre property with a 1,200 square foot commercial building and a one bay metal garage located on Standing Springs Road near its intersection with Log Shoals Road. The property has approximately 135 feet of frontage on Standing Springs Road. The parcel is currently zoned C-1 (Commercial); this application is requesting to rezone the parcel to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p> <p>The applicant did not list a proposed use on application.</p> <p>On December 4, 2014, the owner of the property was issued a zoning violation for operating an auto service business in the C-1 district and was ordered to cease and desist operations.</p>					